

PLAN COMMISSION MEETING
MAY 15, 2018 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Jim Zajkowski, Michelle Scanlan, David Tyvoll and MaryKay Rice

Members Absent: David Wilford

Others Present: Beth Thompson, Cathy Longtin and Tanya Batchelor

Fred Horne called the meeting to order and roll call was taken.

Jim Zajkowski moved to adopt the agenda as presented, seconded by Mike Kastens and carried.

MaryKay Rice moved to approve the minutes of the previous meeting on May 8, 2018, seconded by Michelle Scanlan and carried.

Public Hearing

Fred Horne declared the Public Hearing open to discuss the following:

- a) Application for Conditional Use Permit from Federal Foam to allow an exception to the building exterior finish materials required within the Z7 District in accordance with Section 121-49 G4 of the Zoning Ordinance. Property is located west of 600 Wisconsin Drive and described as: 261-1070-46-005 SEC 10 T30N R18W PT NE NW & PT SE NW; FKA PT CSM 20-5082 NKA CSM 23-5574 LOT 5 (5.470AC) and Site Plan and Stormwater Review.

Beth Thompson explained that Federal Foam has submitted an Application for Conditional Use Permit for a storage facility to be built west of the existing facility with a breezeway between the existing building and the new building. This building will be used for storage with a breezeway between the existing building and the new one. The new building will be set back so that it could stand alone if not connected with the existing building. The Z7 zoning has strict rules for building elevations with 50% brick or stone. Federal Foam has applied for a Conditional Use Permit to allow less than 50% brick or stone. The uses in this area are industrial and the Comprehensive Plan also guides this area for industrial use. Utility easements are noted on the exterior of the entire lot. Discussion followed. Fred Horne declared the Public Hearing Closed.

Mike Kastens moved to approve the Conditional Use Permit for Federal Foam with the following conditions:

- 1) The developer shall provide a financial guarantee equal to 125 percent of the cost for materials and labor for proposed landscape plan to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30.
- 2) Any exterior storage of waste and recycling containers must be screened by an enclosure as required by Section 121-48 C of the Zoning Ordinance.
- 3) A photometric lighting plan illustrating the location and intensity of proposed exterior lighting fixtures complying with Section 121-51.A.1 of the Zoning Ordinance and is subject to review and approval of the Zoning Administrator.
- 4) All signs require issuance of a sign permit by the Building Inspector prior to placement and must comply with Section 121-44 of the Zoning Ordinance.

- 5) All grading, drainage, and erosion control shall be subject to review and approval of the Public Works Director, including execution of a maintenance agreement.
- 6) All utility plans shall be subject to review and approval of the Public Works Director, and:
 - a. Cleanouts located within the pavement are recommended to be provided with ng the property to the north and west of their existing property. There is also an adjustment to the west lot line to accommodate for trees planted there. The existing drainage and utility easements along the old property line will be vacated by the City Council on May 14, 2018, and the new easements are shown on the CSM. MaryKay Rice moved to approve the Certified Survey Map subject to the following conditions:
 - b. Vacation of existing drainage a casting rather than the concrete with PVC.
 - c. Confirm that the hydrant near the building can be built with the depth of the watermain in that location.

Motion was seconded by Jim Zajkowski and carried.

The Public Hearing was declared open to discuss the following:

- b) Adoption of a Comprehensive Plan update as required by the Wisconsin Smart Growth Comprehensive Planning Law.

Beth Thompson explained the process for approving the Comprehensive Plan. A draft of the plan was given to the Plan Commission members, Council members, West Central Regional Planning, St. Croix Planning and the members of the CAP group. Beth received a few suggested changes and incorporated them into the final document. Discussion followed. Fred Horne declared the Public Hearing Closed. Jim Zajkowski moved to approve the Comprehensive Plan document as presented, seconded by MaryKay Rice and carried.

MaryKay Rice moved to adjourn the meeting, seconded by Mike Kastens and carried.

Meeting adjourned at 5:47 p.m.

Tanya Batchelor
City Clerk